

TRANSFER

TAX
PAID

64-20-1

WARRANTY DEED

Statutory Short Form

009138

I, **Thomas F. Pierce** of 101 West Jones, Savannah, Georgia 31401, for consideration paid, grant and convey to **Jeffrey Matranga and Jeri Wilson**, of 94 Marston Road, Waterville, Maine 04901, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land situated westerly of, but not adjacent to, the westerly side of the Marston Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin found on the northerly line of the right of way, hereinafter described, and at a southwesterly corner of the land described in the deed of John Hobart Pierce to Robert Reuman et al., said deed dated February 1, 1968, and recorded in the Kennebec County Registry of Deeds in Book 1460 Page 701; thence by the following courses and distances, to wit:

- 1) North sixty-two degrees, twenty-four minutes, fifty-seven seconds West (N 62° 24' 57" W) along the northerly line of said right of way, a distance of one hundred fifty and 00/100ths (150.00) feet to an iron rod set for a corner; thence
- 2) South twenty-seven degrees, thirty-five minutes, three seconds West (S 27° 35' 03" W) along the westerly terminus of said right of way, a distance of twenty-five and 00/100ths (25.00) feet to an iron rod set for a corner; thence
- 3) North sixty-two degrees, thirty-six minutes, twenty-one seconds West (N 62° 36' 21" W) along the northerly line of land retained by the grantor herein, a distance of two hundred seventy-one and 32/100ths (271.32) feet to a drill hole set for a corner in a stone wall on an easterly line of the land described in the deed of Arthur W. Stetson to John H. Stetson, said deed dated August 15, 1957, and recorded in the Kennebec County Registry of Deeds in Book 1088 Page 145, said land now owned by the Personal Representative of the Estate of John H. Stetson, see Kennebec County Registry of Deeds Book 5954 Page 191; thence
- 4) North twenty-seven degrees, twenty-three minutes, thirty-nine seconds East (N 27° 23' 39" E) along the easterly line of the land owned by said estate, a distance of three hundred forty-seven and 15/100ths (347.15) feet to an iron rod set in 1993 at a corner; thence
- 5) South sixty-one degrees, thirty-six minutes, twenty-seven seconds East (S 61° 36' 27" E) along a southerly line of the land owned by said Stetson and along the southerly line of land owned by Jeffrey H. Matranga et al., a distance of three hundred fourteen and 38/100ths (314.38) feet to an iron pin found at a northwesterly corner of the land described in the deed of John Hobart Pierce to Robert C. Reuman et al., heretofore referenced; thence
- 6) South twenty degrees, fifty-four minutes, eight seconds West (S 20° 54' 08" W) along a westerly line of the land owned by said Reuman, a distance of one hundred twenty-eight and 87/100ths (128.87) feet to an iron pin found at a southwesterly corner of said land, and found at a northwesterly corner of land described in a second deed to Robert C. Reuman et al., said deed dated June 8, 1995, and recorded in the Kennebec County Registry of Deeds in Book 4942 Page 16; thence

M.O. B.S. (3)

7) Continuing along the same bearing and along a westerly line of the land owned by said Reuman, a distance of Twenty-five and 00/100ths (25.00) feet to an iron rod set in 1995 for a corner; thence

8) South sixty-two degrees, four minutes, thirty-eight seconds East (S 62° 04' 38" E) along a southerly line of the land owned by Reuman, a distance of sixty-nine and 95/100ths (69.95) feet to an iron rod set in 1995 for a corner; thence

9) South twenty degrees, twenty-four minutes, twenty seconds West (S 20° 24' 20" W), along a westerly line of the land owned by said Reuman, a distance of twenty-four and 75/100ths (24.75) feet to an iron pin found at the northwesterly corner of the land described in the deed of Pierce to said Reuman, heretofore referenced; thence

10) South twenty degrees, thirty-two minutes, thirty-one seconds West (S 20° 32' 31" W) along the westerly line of the land owned by said Reuman, a distance of one hundred forty and 08/100ths (140.08) feet to an iron pin found at the point of beginning.

Together with a right of way for the purpose of ingress and egress and for the installation of utilities upon, under and over the land, bounded and described as follows, to wit:

Beginning at an iron pin found on the westerly right of way line of the Marston Road at a southeasterly corner of the land described in the deed of John Hobart Pierce to Robert Reuman et al., heretofore referenced; thence by the following courses and distances, to wit:

11) South twenty degrees, thirty-eight minutes, twenty-seven seconds West (S 20° 38' 27" W) along the westerly right of way line of said road, a distance of fifty and 37/100ths (50.37) feet to an iron rod set for a corner; thence

12) North sixty-two degrees, twenty-four minutes, fifty-seven seconds West (N 62° 24' 57" W) along a northerly line of land retained by the grantor herein, a distance of two hundred eighty and 31/100ths (280.31) feet to an iron rod set for a corner; thence

13) North twenty-seven degrees, thirty-five minutes, three seconds East (N 27° 35' 03" E) along an easterly line of land retained by the grantor herein, a distance of twenty-five and 00/100ths (25.00) feet to an iron rod set, the same called in, Paragraph 2 above; thence

14) Continuing along the same bearing and along the line called in Paragraph 2 above, a distance of twenty-five and 00/100ths (25.00) feet to an iron rod set, the same called in Paragraph 1 above; thence

15) South sixty-two degrees, twenty-four minutes, fifty-seven seconds East (S 62° 24' 57" E) along the line called in Paragraph 1 above, a distance of one hundred fifty and 00/100ths (150.00) feet to an iron pin found at a southwesterly corner of the land described in the deed of said Pierce to said Reuman, heretofore referenced; thence

16) Continuing South sixty-two degrees, twenty-four minutes, fifty-seven seconds East (S 62° 24' 57" E) along the southerly line of the land owned by said Reuman, a distance of one hundred twenty-four and 22/100ths (124.22) feet to the iron pin found at the point of beginning.

Said right of way to be used in common with the grantor herein, his heirs, devisees and assigns.

RECEIVED KENNEBEC SS.

2000 MAY -2 AM 9:00

ATTEST: *Thomas R. Munn*
REGISTER OF DEEDS

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Also conveying a one-half interest in common and undivided in the land subject to the above described right of way.

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The above described parcel or lot contains one hundred twenty-four thousand four hundred forty (124,440) square feet, more or less, or two and 857/1000ths (2.857) acres. The above described parcel or lot subject to the rights of way described contains thirteen thousand eight hundred sixty (13,860) square feet. Both parcels are part of the premises shown on a survey entitled, "Plan of Property Owned by Katherine Pierce and the Personal Representatives of the Estate of J. Hobart Pierce," dated 12/93 and recorded in the Kennebec County Registry of Deeds in Plan File #94-212. All iron rods called as "set" in the above description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. # 1132."

Being a portion of the premises described in the deed of Janet P. Coughlin, Personal Representative of the Estate of Katherine M. Pierce to Thomas F. Pierce, said deed dated June 8, 1995, and recorded in the Kennebec County Registry of Deeds in Book 4942 Page 20.

The grantor, Thomas F. Pierce, covenants and agrees that his remaining abutting land acquired by deed of Janet P. Coughlin, Personal Representative of the Estate of Katherine M. Pierce to Thomas F. Pierce dated June 8, 1995, and recorded in the Kennebec County Registry of Deeds in Book 4942 Page 20 is burdened with the obligation of the next owner, subsequent to Thomas F. Pierce, to pay to the grantees herein, its proportionate share of the cost of construction of the road through the above described right of way area incurred by the grantees. "Proportionate share" shall be one-half of the total costs incurred in the construction of the road multiplied by a fraction, the numerator of which is the number of feet of the right of way used by the successor to Thomas F. Pierce for ingress and egress to the remaining property and the denominator of which shall be the total length of the road within the right of way area. Thomas F. Pierce agrees on behalf of his successors and assigns that if such successor owner fails to voluntarily pay its proportionate share of the road costs pursuant to this covenant, the grantees, their heirs, successors, and assigns, shall have a lien claim for the amount owed enforceable in Maine District Court.

WITNESS my hand and seal this ____ day of April 2000.

Signed, Sealed and Delivered
in the presence of:

Thomas F. Pierce
Thomas F. Pierce

STATE OF GA
COUNTY OF CHATHAM

Dated: April 27, 2000

Then personally appeared the above named Thomas F. Pierce and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Rebecca S. Dadds
Notary Public
Print Name: Rebecca S. Dadds



RECEIVED
Notary Public, State of Georgia
My Comm. Expires: 12/31/2002